112.0	0005	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,600 / 913,600
					USE VALUE:	913,600 / 913,600
					ASSESSED:	913,600 / 913,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENDICE CHARLES D
Owner 2:	
Owner 3:	
Street 1:	31 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENDICE ELENA -
Owner 2:	-
Street 1:	31 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,709 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2888 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13709.000	331,700		581,900	913,600
Total Card	0.315	331,700		581,900	913,600
Total Parcel	0.315	331,700		581,900	913,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.38 | /Parcel: 316.3

Legal Description

User Acct 71317

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,800	0	13,709.	581,900	913,700	913,700	Year End Roll	12/18/2019
2019	101	FV	262,200	0	13,709.	573,600	835,800	835,800	Year End Roll	1/3/2019
2018	101	FV	262,200	0	13,709.	440,600	702,800	702,800	Year End Roll	12/20/2017
2017	101	FV	262,200	0	13,709.	415,600	677,800	677,800	Year End Roll	1/3/2017
2016	101	FV	262,200	0	13,709.	382,400	644,600	644,600	Year End	1/4/2016
2015	101	FV	261,000	0	13,709.	357,400	618,400	618,400	Year End Roll	12/11/2014
2014	101	FV	261,000	0	13,709.	329,200	590,200	590,200	Year End Roll	12/16/2013
2013	101	FV	261,000	0	13,709.	329,200	590,200	590,200		12/13/2012

!8702!

PRINT

Date	Time
12/10/20	23:14:55

LAST REV

Date	Time
09/27/18	14:03:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENDICE ELENA	1289-136		8/27/2004	Family	10	No	No		
	469-141		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2013	284	Solar Pa	36,660	C				
10/18/2011	1296	Re-Roof	7,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/7/2009	Meas/Inspect	372	PATRIOT
2/7/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13709		Sq. Ft.	Site		0	70.	0.61	6									581,891						581,900	

Total AC/HA:	0.31472	Total SF/SM:	13709	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 581,891	Spl Credit	Total: 581,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.19858932
Const Adj.:	0.99543005
Adj $ / SQ:	113.346
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407547
Depreciation:	75804
Depreciated Total:	331744

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

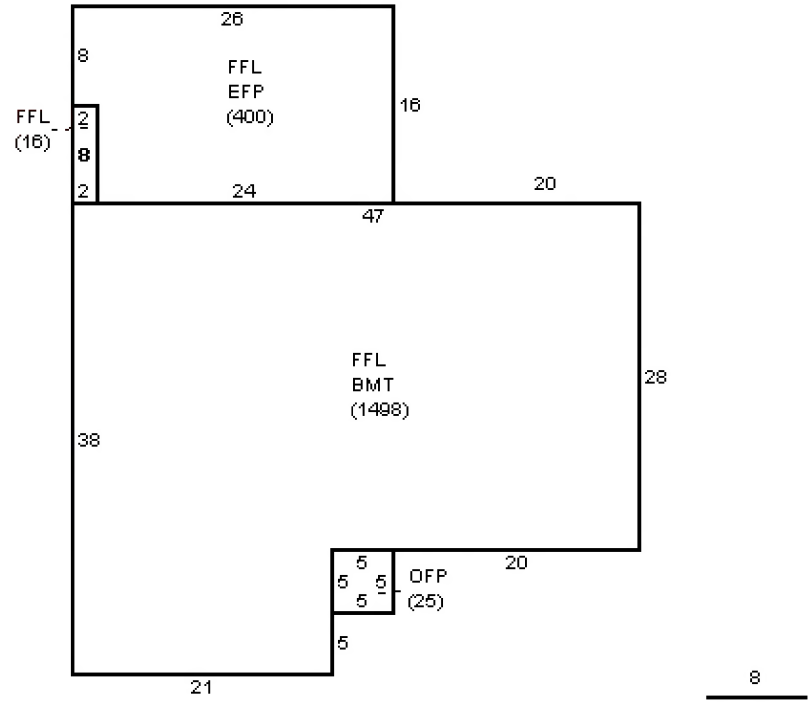
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,914	113.350	216,944
BMT	Basement	1,498	48.370	72,459
EFP	Enclos Porch	400	33.880	13,550
OFP	Open Porch	25	43.800	1,095
	Net Sketched Area:	3,837	Total:	304,048
Size Ad	1914	Gross Are	3837	FinArea 2888

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	113.35
Special Features:	0	Val/Su Net:	86.45
Final Total:	331700	Val/Su SzAd	173.30

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0005-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X20	A	AV	1970	0.00	T	39.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: